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**AGENDA WORK SESSION – GENERAL PLAN UPDATE  
PLANNING & ZONING COMMISSION  
COUNCIL CHAMBERS · 473 S. Main Street, Room #106  
THURSDAY, MAY 22, 2014 at 6:00 P.M.**

**Note:** Work Sessions are being held over the next 12 months to update the General Plan. Public participation and input is encouraged during this process. Work Sessions will end no later than 8:00 p.m., and it is possible that some items will be carried over to a subsequent meeting. In addition, **a majority of Council members may be present at these meetings.** It is important to note that the voters will ultimately approve the General Plan in an election. If you have questions regarding these work sessions, elements of the General Plan, public participation, etc. please contact Community Development Director Mike Jenkins at 928-554-0051 or visit our website at [www.campverde.az.gov](http://www.campverde.az.gov).

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes:  
May 8, 2014 – General Plan Work Session**
5. **Discussion, Public Input & Commission Consensus for proposed residential densities & land uses other than residential for the Clear Creek Character Area.**  
The public is encouraged to give input. Staff: Michael Jenkins
6. **Discussion, Public Input & Commission Consensus for proposed residential densities & land uses other than residential for the McCracken Character Area.**  
The public is encouraged to give input. Staff: Michael Jenkins
- 7.
8. **Discussion, Public Input & Commission Consensus for proposed residential densities & land uses other than residential for the 260 East Character Area.**  
The public is encouraged to give input. Staff: Michael Jenkins
9. **Determine the next Character Area to discuss.**
10. **Adjournment**

**Next Sub-Committee Meeting  
May 28, 2014**

**Next General Plan Work Session  
June 12, 2014**

Posted by:

Date/Time:

5/16/14 11:00am

*Note: Pursuant to A.R.S. §38-431.03.A.2 and A.3, the Planning & Zoning Commission may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item.*

The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk.

**DRAFT MINUTES  
WORK SESSION  
PLANNING & ZONING COMMISSION  
Of the TOWN OF CAMP VERDE  
COUNCIL CHAMBERS · 473 S. MAIN STREET ROOM 106  
THURSDAY, MAY 8, 2014 at 6:00 p.m.**

Minutes are a summary of the discussion. They are not verbatim.  
Public input is placed after Commission discussion to facilitate future research.

1. **Call to Order**

Call to Order at 6:00 p.m.

2. **Roll Call**

Vice Chairman Chip Norton, Commissioner Greg Blue, Commissioner Howard Parish, Commissioner Jim Hisrich, and Commissioner Mike Hough are present.

Chairman B. J. Davis arrived at 6:06 p.m.; Commissioner Dave Freeman arrived at 6:07 p.m.

**Also Present**

Community Development Director Michael F. Jenkins, Permit Technician Kendall Welch, Assistant Planner Jenna Owens, and Recording Secretary Lynn Riordan.

3. **Pledge of Allegiance**

Commissioner Parish led the pledge.

4. **Approval of Minutes:**

**April 24, 2014 – General Plan Work Session**

Commissioner Hisrich made a motion to approve the minutes. Motion seconded by Commissioner Blue. Motion passed unanimously.

5. **Discussion, Public Input & Commission Consensus for proposed residential densities & land uses other than residential for the "Salt Mine" Character Area. Staff: Michael Jenkins.**

Community Development Director Michael Jenkins gave a brief summary to the Commission about the Salt Mine character area. Jenkins states, that at the request of the sub-committee members and Chairman B. J. Davis, an expanded map of the Salt Mine character area had been provided to clear up some of the confusion related to the group care facility near the intersection of State Route 260 and Salt Mine Road. Permit Technician Kendall Welch state that while generating the expanded map for the sub-committee members, it was discovered that one of the boundary lines shared by the Salt Mine and Downtown character areas had been drawn incorrectly. Welch continued on to say that after correcting the line, it was discovered that the group care facility was intended to go in the Downtown character area, not the Salt Mine character area. Jenkins and Assistant Planner Jenna Owens also clarified that the original intent of the Salt Mine character area was for it to remain residential, and that the commercial areas were intended to be placed in the Downtown character area. Owens also stated that the group care facility, zoned RS, could be placed in either of the two character areas.

**LAND USE: SALT MINE CHARACTER AREA**

**Physical Description:** After further discussion and clarification of the boundary line between the Salt Mine and Downtown character areas, it is the consensus of the Commission that the boundary line will be moved to match the original intent of the Salt Mine character area (residential), and to keep the group care facility, the dental office and the Fire Department in the Downtown character area (commercial).

Tony Gioia and Kathy Davis discussed the boundary line on Oasis.

Chairman Davis advised that several citizens have expressed an interest in the boundary lines on the Finnie Flat character area and that all of the character area boundaries will be revisited and finalized when all the character areas are finished and the entire map can be looked at as a whole.

**Built Environment:** Commissioner Hough requested clarification on the addition of Home Occupations under

Built Environment/Businesses in this character area as it has not appeared in any of the other character areas that have been reviewed. Jenkins stated that home occupations can occur in any character area. He continued on to say that home occupations are considered, granted or denied, on a case by case basis through the business license process. Chairman Davis advised the Commission that the sub-committee has recommended the addition of home occupations to appear in all character areas.

**It is the consensus of the Commission to include home occupations to the Built Environment/Businesses on all character areas.**

**Circulation:** Commissioner Hough stated that the Land Use chart currently shows I-17 and State Route 260 under the Major Interchanges section, which is a misprint and needs to be amended to show General Crook Trail and State Route 260.

Councilmember Gordon stated that the Copper Canyon Trail should be added under Major Trails.

**Points of Interest:** Councilmember Gordon and Chairman Davis requested Copper Canyon Trailhead be added under the Parks and Recreation section.

**Density:** Chairman Davis restated that the boundary line between the Salt Mine and Downtown character areas had been moved back to its original location so that all of this character area can remain residential.

Commissioner Freeman questioned the area near I-17 and General Crook Trail illustrated on the current land use map as commercial. Commissioner Hough clarified that the proposed commercial area was part of the Ruskin Land Trade that never occurred. Tony Gioia suggested to amend the area to reflect the change since it never occurred. Commissioner Hough also added that if any party was interested in land at the I-17 and General Crook Trail interchange and applied for commercial use, a major General Plan amendment would be then be required. Commissioner Hough stated the intent of the Salt Mine character area is to be residential without commercial uses. Tony Gioia agreed.

**It is the consensus of the Commission to approve Salt Mine Character Area at 6:25 p.m.**

6. **Discussion, Public Input & Commission Consensus for proposed residential densities & land uses other Than residential for the "Quarterhorse" Character Area. Staff: Michael Jenkins.**

#### **LAND USE: QUARTERHORSE/RANCHO RIO VERDE CHARACTER AREA**

**Physical Description:** Community Development Director Mike Jenkins presented a brief summary of changes proposed for the Quarterhorse character area. Jenkins explained that during the last sub-committee meeting, members had recommended that the area known as Rancho Rio Verde be added to the Quarterhorse character area due to similarities the two areas shared. Jenkins then presented a revised character area map to the Commission for discussion.

Commissioner Hough stated that he had suggested, at a previous work session, to move the Rancho Rio Verde area into the Clear Creek character area for continuity and access.

Tony Gioia stated the blue area shown on the current land use map was not zoned agricultural, only proposed land use at this time; the current zoning is RCU-2A. Mike Jenkins stated that RCU- 2A are residential two acre parcels. Suzie Thompson stated the privately owned land in this area are larger pieces of property and is more similar to Quarterhorse character area.

Kathy Davis advised the Commission that the Clear Creek character area contained developed areas that are not agricultural, and that the Quarterhorse area is agricultural, as well as stating that Rancho Rio Verde fits the

Quarterhorse character area better.

Tony Gioia stated Rancho Rio Verde is different than Quarterhorse, as Rancho Rio Verde contains new ranchettes and Quarterhorse is older ranchettes, but agrees that the character of Rancho Rio Verde fits the Quarterhorse character area better than any other character area.

Commissioner Blue reminded the Commission that the sub-committee members felt the residents of Rancho Rio would be happier if included in the Quarterhorse character area, rather than being lumped into the Clear Creek character area. Blue also stated that Rancho Rio Verde is similar to the Quarterhorse character area, and there is a definite difference in character between Rancho Rio Verde and Clear Creek character area and he also stated he felt there was no continuity other than circulation with the Clear Creek character area.

Chairman Davis requested clarification from staff regarding the proposed "blue boundary line" on the map. Assistant Planner Jenna Owens explained the current land use map and the proposed boundary lines for the Quarterhorse/Rancho Rio Verde character area.

Jennifer Dutton suggested moving the boundary lines to include the acreage, pastures and 2+ acre parcels in the Sierra Verde and Hacienda areas as they were the same type of ranchettes and residential/agricultural uses as the Quarterhorse character area, instead of having them in the Clear Creek character area.

Tony Gioia agreed with Dutton, and suggested the boundary line go around the White Hills Trailer Park and follow the creek to include these parcels of land in the Quarterhorse character area.

At the request of the Commission, Permit Technician Kendall Welch accessed the County GIS mapping for the Commission to see the actual parcels located in this specific area.

Tony Gioia proposed a boundary line along Verde Lakes that included these rural/pasture parcels that would fit into the Quarterhorse character area.

Commission discussion on the new boundary line for the Quarterhorse character area shifted to the area known as Shield Ranch (now owned by the Nature Conservatory). Commission discussion touched on roads and legal access in that particular area.

Kathy Davis stated that access has not been a factor in designating previously defined character areas, and stated that she did not believe it should affect the designation of lines in this character area, but that it was important to keep similar properties together. Davis also added that the Clear Creek character area has Forest Service land that can act as a buffer between the higher densities of the Verde Lakes area.

Commissioner Hisrich stated perhaps a new character area should be created for the large agricultural areas including Shield Ranch. Commissioner Hough stated he did not believe a new character area designation was necessary, Shield Ranch being owned by the Nature Conservatory may at some time become a State Park, but in any event, it would not be subdivided or developed, so it can be included in any of the currently defined character areas.

Tony Gioia and Kathy Davis discussed proposed boundary lines through portions of Shield Ranch, and along the outside edge of Verde Lakes and the buffer attributes that could be provided by Forest Service lands.

After the discussion of multiple suggestions on boundary lines, Chairman Davis asked if there was Commission consensus that the new boundary line should follow Sierra Verde Road, exclude the area known as White Hills Trailer Park, and run along Rooster Road to Zachary Lane then south to the Town boundary line so that all of Shield Ranch can be included in the Quarterhorse/Rancho Rio Verde character area.

It is the consensus of the Commission to approve the new boundary lines for the Quarterhorse/Rancho Rio Verde character area. An updated character area map will be drawn and provided by staff at a later date.

It is the consensus of the Commission to approve the character area name of Quarterhorse/Rancho Rio Verde for this revised character area.

**Built Environment:** Jennifer Dutton requested agriculture uses be included in the Built Environment. Chairman Davis stated that under Density and Non-Residential Districts, agricultural uses are included in all character areas.

Kathy Davis requested Rancho Rio Verde be added to the Neighborhoods section.

It is the consensus of the Commission to approve the Built Environment with addition of Rancho Rio Verde under "Neighborhoods".

**Circulation:** Commissioner Hough stated that he felt the Major Road section needs to be revisited in all of the character areas. Commissioner Norton suggested the addition of Sierra Verde Road to the Major Roads section, and State Route 260 and Sierra Verde Road to the Major Intersections section.

It is the consensus of the Commission to approve the Circulation with addition of Rancho Rio Verde and Sierra Verde Road under "Major Roads, and addition of State Route 260 and Sierra Verde Road under "Major Intersections".

**Points of Interest:** Brenda Hauser and Assistant Planner Jenna Owens discussed encouraging the possible expansion of the Clear Creek Cemetery. Owens stated that the Cemetery was at maximum capacity and that private parties were looking into possible expansion. Chairman Davis suggested the encouragement of the cemetery should be placed under the Preferred Non-Residential Zoning District section.

Kathy Davis suggested the addition of Rockin' River Ranch to the Parks and Recreation section.

It is the consensus of the Commission to encourage expansion of the cemetery under the "Density and Non-Residential Districts" column, and to include Rockin' River Ranch under "Parks and Recreation".

7. **Determine the next Character Area to discuss:**

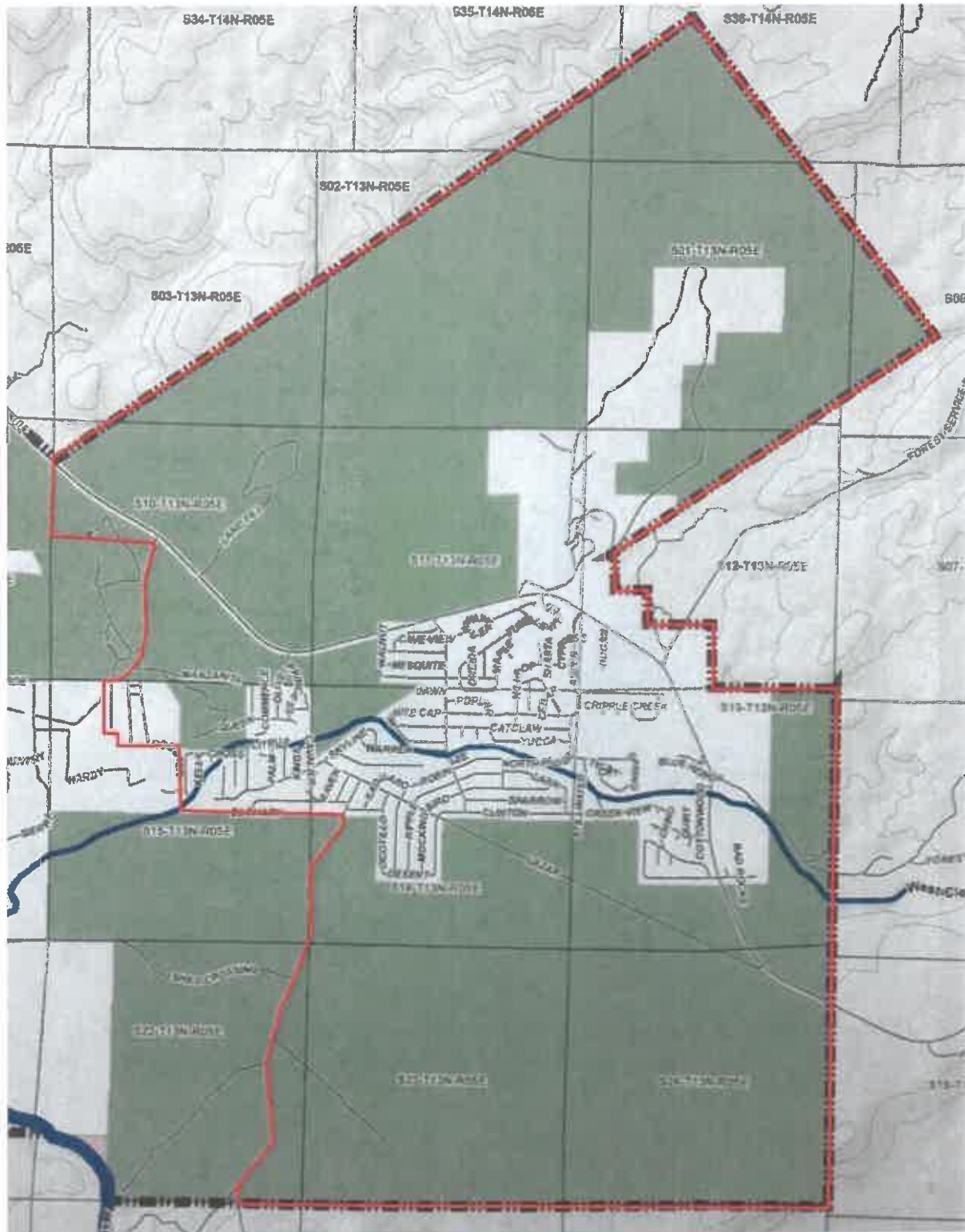
It is the consensus of the Commission that the next character areas to be discussed at the May 22<sup>nd</sup> General Plan Work Session will be the 260 East, McCracken, and Clear Creek character areas.

Next Sub Committee Meeting: Wednesday, May 14, 2014

Next General Plan Work Session: May 22, 2014

8. **Determine Adjournment.** Commissioner Hisrich made a motion to adjourn the meeting at 7:15 p.m. Motion seconded by Chairman Davis. Motion passed unanimously.

## CLEAR CREEK CHARACTER AREA MAP



PLEASE NOTE: THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE.



**(5/15/14) LAND USE; CLEAR CREEK CHARACTER AREA**

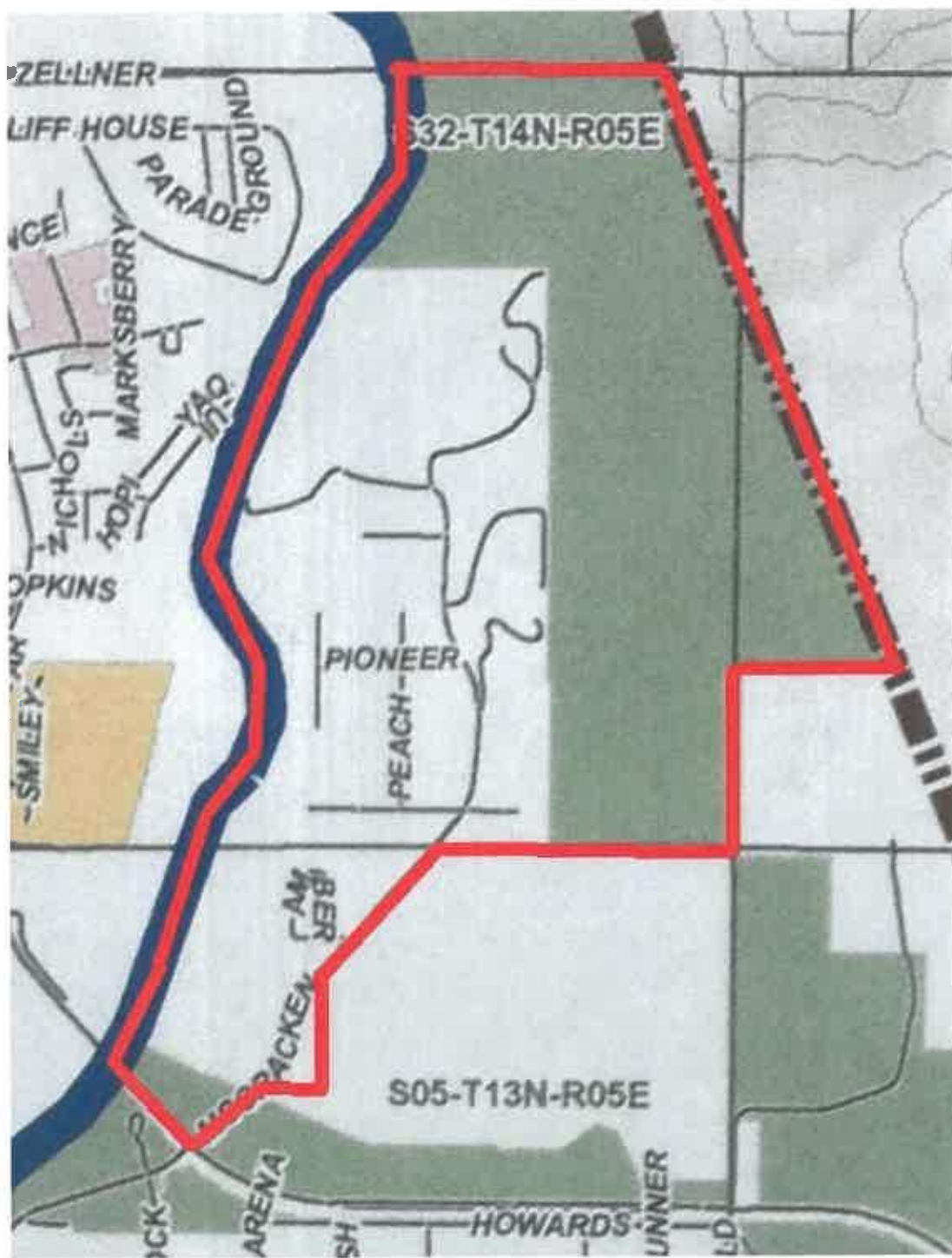
PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Clear Creek character area is approximately (insert size) square miles in size.</p> <p>The north, east, and southern boundary lines of the Clear Creek character area are the Town's boundary lines. The west boundary line of the Clear Creek character area consists of portions of Arizona Avenue, Zachary Lane, Sierra Verde Road, and McDonald Lane.</p> <p>The majority (insert %) of this character area is comprised of U.S Forest Service owned land. In addition, this character area also contains (insert mileage) miles of West Clear Creek that flows through the center of this character area.</p> <p>The Clear Creek character area primarily consists of Medium Density Residential lots that require a minimum of ¼ acre. The Clear Creek character area also includes some Rural Residential properties that require a minimum of two acres and allows for one single-family residence and a mix of livestock and agriculture.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> <li>• Cave View Estates</li> <li>• Clear Creek West</li> <li>• Clear Creek West Unit 2</li> <li>• Preserve At Clear Creek</li> <li>• Verde Lakes Estates</li> <li>• Verde Lakes Units 2-5</li> <li>• Verde Paradise</li> <li>• <i>* Metes and Bounds Property not located in platted subdivisions.</i></li> </ul> <p>Businesses:</p> <ul style="list-style-type: none"> <li>• <b>Agricultural</b></li> <li>• Home Occupations</li> <li>• Mining</li> <li>• <b>Manufactured/Mobile</b></li> <li>• Home Parks</li> <li>• Retail Sales</li> <li>• RV Parks</li> </ul>	<p>Major Roads:</p> <ul style="list-style-type: none"> <li>• Aspen Drive</li> <li>• Big Valley Drive</li> <li>• Canyon Drive</li> <li>• Forest Service Road 618/Bull Pen</li> <li>• Forest Service Road 626</li> <li>• Olive Lane</li> <li>• State Route 260</li> <li>• Verde Lakes Drive</li> </ul> <p>Major Interchanges:</p> <ul style="list-style-type: none"> <li>• State Route 260 and Aspen Drive</li> <li>• State Route 260 and Big Valley Drive</li> <li>• <b>State Route 260 and Forest Service Road 618/Bull Pen Road</b></li> <li>• State Route 260 and Canyon Drive</li> <li>• State Route 260 and Olive Lane</li> <li>• State Route 260 and Verde Lakes Drive</li> </ul> <p>Major Trails:</p>	<p>Community Services:</p> <ul style="list-style-type: none"> <li>• Transfer Station</li> </ul> <p>Historic Sites:</p> <ul style="list-style-type: none"> <li>• <b>Clear Creek Ruins</b></li> <li>• <b>Wingfield Mesa</b></li> <li>• <i>* Various private residences along Verde Lakes Drive and State Route 260.</i></li> </ul> <p>Parks and Recreation:</p> <ul style="list-style-type: none"> <li>• Clear Creek Campground</li> <li>• <b>Park at Verde Lakes Club House</b></li> </ul> <p>Water Resources:</p> <ul style="list-style-type: none"> <li>• Wickiup Creek</li> <li>• West Clear Creek</li> </ul> <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> <li>• Pioneer Ditch</li> <li>• Wingfield Ditch</li> </ul>	<p>Existing Density:</p> <ul style="list-style-type: none"> <li>• Consists of varying densities ranging from 0 to <b>44 4</b> dwellings per acre <b>with a manufactured/mobile home park with 11 units per acre.</b></li> </ul> <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> <li>• RS on the north side of the intersection of State Route 260 and Big Valley Drive</li> <li>• C1 at Clear Creek RV Park on State Route 260</li> <li>• C2 near the intersection of State Route 260 and Forest Service Road 618/Bull Pen Road</li> <li>• C2 on the south side of the intersection of State Route 260 and Big Valley Drive</li> <li>• C3 on the east side of the intersection of State Route 260 and Verde Lakes Drive</li> <li>• Natural Resources</li> <li>• Open Space</li> <li>• Public Facilities</li> </ul> <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> <li>• <b>Agricultural Use</b></li> <li>• RS on the north side of the intersection of State Route 260 and Big Valley Drive</li> <li>• C1 at Clear Creek RV Park on State Route 260</li> <li>• C2 near the intersection of State Route 260 and Forest Service Road 618/Bull Pen Road</li> <li>• C2 on the south side of the intersection of State Route 260 and Big Valley Drive</li> <li>• C3 on the east side of the intersection of State Route 260 and Verde Lakes Drive</li> <li>• Natural Resources</li> <li>• Open Space</li> <li>• Public Facilities</li> </ul>





(5/12/14) DRAFT MCCRACKEN CHARACTER AREA MAP

## MCCRACKEN CHARACTER AREA MAP



PLEASE NOTE: THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE.



[illegible]



**(5/15/14) LAND USE; MCCrackEN CHARACTER AREA**

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The McCracken character area is approximately (insert size) square miles in size.</p> <p>The northern boundary line of this character area is section line S32-T14N-R05E. The eastern boundary line is defined by the Town's boundary line. The southern boundary line consists of McCracken Lane, section line S32-T14N-R05E, and US Forest Service Lands. The western boundary line runs along the Verde River and State Route 260.</p> <p>A significant portion (insert %) of this character area is comprised of U.S Forest Service owned land. In addition, this character area also contains (insert mileage) miles of the Verde River.</p> <p>The McCracken character area primarily consists of Low Density Residential lots that require a minimum of one acre, and allows for one single-family residence with livestock allowed on lots of ½ acre or more in size.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> <li>• Pebble Rock Subdivision</li> <li>• Pioneer Acres Units 1-2</li> <li>* <i>Metes and Bounds Property not located in platted subdivisions.</i></li> </ul> <p>Businesses:</p> <ul style="list-style-type: none"> <li>• <b>Agricultural</b></li> <li>• Home Occupations</li> </ul>	<p>Major Roads:</p> <ul style="list-style-type: none"> <li>• McCracken Lane</li> <li>• State Route 260</li> </ul> <p>Major Interchanges:</p> <p>Major Intersections:</p> <ul style="list-style-type: none"> <li>• State Route 260 and McCracken Lane</li> </ul> <p>Major Trails:</p>	<p>Community Services:</p> <p>Historic Sites:</p> <p>Parks and Recreation:</p> <p>Water Resources:</p> <ul style="list-style-type: none"> <li>• Verde River</li> </ul> <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> <li>• Diamond S Ditch</li> </ul>	<p>Existing Density:</p> <ul style="list-style-type: none"> <li>• Consists of varying densities ranging from 0 to 1 dwelling per acre.</li> </ul> <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> <li>• Open Space</li> </ul> <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> <li>• <b>Agricultural Use</b></li> <li>• Open Space</li> </ul>

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**(5/15/14) LAND USE; 260 EAST CHARACTER AREA**

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The 260 East character area is approximately (insert size) square miles in size.</p> <p>The northern boundary line of this character consists of portions of McCracken Lane and section line S05-T13N-R05E. The eastern boundary line is the Town's boundary line and a small portion of section line S04-T13N-R05E. The southern boundary line runs along the north side of Quarterhorse and Grippen Lane. The western boundary line runs along the south side of C3 and M1 properties off of Howards Road, and along a small portion of Reeves Arena Road and State Route 260.</p> <p>A significant portion (insert %) of this character area is comprised of U.S Forest Service owned land.</p> <p>The 260 East character area is <b>partially</b> primarily commercial in nature. It includes areas of C3 – Heavy Commercial, PM – Performance Industrial, and M1 – Industrial General. <b>A major portion of the 260 East character area is undeveloped land that includes approximately one hundred and eighteen acres that has been proposed for a Town park.</b></p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> <li>Northeast Industries Commerce Park</li> </ul> <p><i>* Metes and Bounds Property not located in platted subdivisions.</i></p> <p>Businesses:</p> <ul style="list-style-type: none"> <li>General Industrial</li> <li>Retail Sales</li> </ul>	<p>Major Roads:</p> <ul style="list-style-type: none"> <li><del>Boyles Way</del></li> <li>Howards Road</li> <li>McCracken Lane</li> <li><del>McDonald Lane</del></li> <li>Old Church Road</li> <li>Reeves Arena Road</li> <li>State Route 260</li> </ul> <p>Major Interchanges:</p> <p>Major Intersections:</p> <ul style="list-style-type: none"> <li>State Route 260</li> <li>McCracken Lane</li> <li><b>Howards Road and Reeves Arena Road</b></li> <li><del>State Route 260 and Reeves Arena Road</del></li> <li><del>State Route 260 and Boyles Way</del></li> <li><del>State Route 260 and McDonald Lane</del></li> <li>State Route 260 and Old Church Road</li> </ul> <p>Major Trails:</p>	<p>Community Services:</p> <ul style="list-style-type: none"> <li>Camp Verde Sanitary District</li> <li>US Forest Service</li> <li>Verde Ranger Station</li> </ul> <p>Historic Sites:</p> <ul style="list-style-type: none"> <li>Camp Verde Airstrip</li> <li><i>* Various private residences along Howards Road.</i></li> </ul> <p>Parks and Recreation:</p> <p>Water Resources:</p> <ul style="list-style-type: none"> <li>Verde River</li> </ul> <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> <li>Diamond S Ditch</li> </ul>	<p>Existing Density:</p> <ul style="list-style-type: none"> <li>Consists of varying densities ranging from 0 to 1 dwelling per acre.</li> </ul> <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> <li>C3 on the south side of Howards Road between Reeves Arena Road and McDonald Lane</li> <li>PM on the north side of Quarterhorse Lane</li> <li>M1 along McDonald Lane</li> <li>Open Space</li> <li>Public Facilities</li> </ul> <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> <li><b>Agricultural Use</b></li> <li>C3 on the south side of Howards Road between Reeves Arena Road and McDonald Lane</li> <li>PM on the north side of Quarterhorse Lane</li> <li>M1 along McDonald Lane</li> <li>Open Space</li> <li>Public Facilities</li> </ul>